

# REPUBLIC OF KENYA



## COUNTY GOVERNMENT OF SIAYA

### EXPRESSION OF INTEREST (EOI)

1. The county Government of Siaya through the Department of Lands, Physical Planning, Housing and Urban Development Invites Expression of Interest (EOI) from Eligible candidates for purchase of land for various Development Activities and within different localities as illustrated below:

| NO | Tender No                      | Tender description                                                                                  | Approximate size |
|----|--------------------------------|-----------------------------------------------------------------------------------------------------|------------------|
| 1  | CGS/SCM/LANDS /EOI/2025-26/001 | Expression of Interest for Purchase of Land for Uduma Market in Ukwala Township Ward                | Open             |
| 2  | CGS/SCM/LANDS /EOI/2025-26/002 | Expression of Interest for Purchase of Land for Kamariga Market in West Uyoma Ward                  | Open             |
| 3  | CGS/SCM/LANDS /EOI/2025-26/003 | Expression of Interest for Purchase of Land for Uhanya Market West Uyoma Ward                       | Open             |
| 4  | CGS/SCM/LANDS /EOI/2025-26/004 | Expression of Interest for Purchase of Land for Anyiko market in East Ugenya Ward.                  | Open             |
| 5  | CGS/SCM/LANDS /EOI/2025-26/005 | Expression of Interest for Purchase of Land for Proposed Ulanda ECD centre in West Alego Ward       | Open             |
| 6  | CGS/SCM/LANDS /EOI/2025-26/006 | Expression of Interest for Purchase of Land within Mambo sub location in West Asembo Ward           | Open             |
| 7  | CGS/SCM/LANDS /EOI/2025-26/007 | Expression of Interest for Purchase of Land for Extension of Sangla Dispensary in West Asembo Ward. | Open             |
| 8  | CGS/SCM/LANDS /EOI/2025-26/008 | Expression of Interest for Purchase of Land for Expansion of Winyamanga beach in South Uyoma Ward   | Open             |

**Table 1.1:** Summary of all proposed Parcel purchases

Interested candidates may view/obtain complete Requirements for EOI from the CGS website ([www.siaya.go.ke](http://www.siaya.go.ke)) and the Public Procurement Information Portal ([www.tenders.go.ke](http://www.tenders.go.ke)). Applicants who download the tender document should forward their particulars immediately to [supplies@siaya.go.ke](mailto:supplies@siaya.go.ke) to facilitate/ access any further clarification and/ or addendum.

Completed EOI applications are to be enclosed in plain sealed envelopes, clearly marked with the EOI identification number and name and be deposited in the Tender Box provided at the main entrance of **ALEGO USONGA SUB-COUNTY OFFICES**, along Hospital Road, within Siaya Town or be addressed and posted to:

**The County Secretary  
County Government of Siaya  
P.O. Box 803 - 40600  
Siaya**

So as to be received **on or before Monday 16<sup>th</sup> February 2026 at 12.00 noon.**

EOI applications will be opened immediately thereafter in the presence of the tenderers representatives who choose to attend at the Alego Usonga Sub-County Offices.

**Late applications will be rejected**

**Director, Supply Chain Management  
For: COUNTY SECRETARY  
6<sup>th</sup> February 2026.**

## **2.0. EVALUATION CRITERIA**

### **2.1 : Preliminary Evaluation**

Upon opening of tenders, pursuant to section 80 of the Act, the evaluation committee shall first conduct a mandatory evaluation to determine if the tenders meet all the below specified requirements;

#### **2.1.1 : Mandatory Requirements for all Parcels**

- a) Copy of National Identity Card of the registered land owner/ Registration Certificate in the case of an entity**
- b) Copy of KRA P.I.N of registered Land Owner /Copy of KRA P.I.N certificate for registered entity**
- c) Copy of the Title Deed for the Land Parcel in the name of the bidder / proof of ownership and copy of Current Search or letter of Authority to the County Government to undertake a search**
- d) Copy of relevant survey map or Authority to obtain the map**
- e) Indicate telephone number and contact address**
- f) Where the bidder is a Land Agent, proof of authority to act should be attached.**
- g) Where the land is registered in more than one name, proof of authority to act from co-owners should be attached.**
- h) Where the land is registered in the name of an entity, proof of authority to act on behalf of the entity should be attached**

#### **2.2 : Technical Evaluation Criteria**

**2.2.1 :** Upon completion of the preliminary evaluation, the evaluation committee shall conduct a technical evaluation by comparing each tender to the technical requirements of the parcels of land against the set technical specifications.

**2.2.2:** Each tender shall be evaluated independently in accordance to the relevant technical requirements.

**2.2.3 :** The evaluation committee may reject tenders which do not satisfy the technical requirements under Sub-Regulation (2.2.1) above.

**2.2 A: PURCHASE OF LAND FOR UDUMA MARKET IN UKWALA TOWNSHIP WARD**  
**EOI CGS/SCM/LANDS /EOI/2025-26/001**

| <b>S/No</b> | <b>Technical Specification</b>                          | <b>Response</b> |
|-------------|---------------------------------------------------------|-----------------|
| 1           | Approximate size (open)                                 |                 |
| 2           | Parcels can be more than one, but abutting one another  |                 |
| 3           | Should be in suitable location for market in Uduma area |                 |
| 4           | Should be free from any encumbrances or court case      |                 |
| 5           | Should be fully accessible                              |                 |

**Table 2.2 A: Technical Specifications**

**2.2 B: PURCHASE OF LAND FOR KAMARIGA MARKET IN WEST UYOMA WARD**  
**EOI CGS/SCM/LANDS /EOI/2025-26/002**

| <b>S/No</b> | <b>Technical Specification</b>                         | <b>Response</b> |
|-------------|--------------------------------------------------------|-----------------|
| 1           | Approximate size (open)                                |                 |
| 2           | Parcels can be more than one, but abutting one another |                 |
| 3           | Should be in the neighborhood of the existing Market   |                 |
| 4           | Should be free from any encumbrances or court case     |                 |
| 5           | Should be fully accessible                             |                 |

**Table 2.2 B: Technical Specifications**

**2.2 C: PURCHASE OF LAND FOR UHANYA MARKET WEST UYOMA WARD**  
**EOI CGS/SCM/LANDS /EOI/2025-26/003**

| <b>S/No</b> | <b>Technical Specification</b>                         | <b>Response</b> |
|-------------|--------------------------------------------------------|-----------------|
| 1           | Approximate size (open)                                |                 |
| 2           | Parcels can be more than one, but abutting one another |                 |
| 3           | Should be in the neighborhood of the existing facility |                 |
| 4           | Should be free from any encumbrances or court case     |                 |
| 5           | Should be fully accessible                             |                 |

**Table 2.2 C: Technical Specifications**

**2.2 D: PURCHASE OF LAND FOR ANYIKO MARKET IN EAST UGENYA WARD**  
**EOI CGS/SCM/LANDS /EOI/2025-26/004**

| <b>S/No</b> | <b>Technical Specification</b>                          | <b>Response</b> |
|-------------|---------------------------------------------------------|-----------------|
| 1           | Approximate size (open)                                 |                 |
| 2           | Parcels can be more than one, but abutting one another  |                 |
| 3           | Should be in the neighborhood of the Anyiko school area |                 |
| 4           | Should be free from any encumbrances or court case      |                 |
| 5           | Should be fully accessible                              |                 |

**Table 2.2 D: Technical Specifications**

**2.2 E: PURCHASE OF LAND FOR PROPOSED ULANDA ECD CENTRE IN WEST ALEGO WARD**

**EOI CGS/SCM/LANDS /EOI/2025-26/005**

| <b>S/No</b> | <b>Technical Specification</b>                         | <b>Response</b> |
|-------------|--------------------------------------------------------|-----------------|
| <b>1</b>    | Approximate size (open)                                |                 |
| <b>2</b>    | Parcels can be more than one, but abutting one another |                 |
| <b>3</b>    | Should be in the neighborhood of Ulanda area           |                 |
| <b>4</b>    | Should be free from any encumbrances or court case     |                 |
| <b>5</b>    | Should be fully accessible                             |                 |

**Table 2.2 E: Technical Specifications**

**2.2 F: PURCHASE OF LAND WITHIN MAMBA SUB LOCATION IN WEST ASEMBO WARD**

**EOI CGS/SCM/LANDS /EOI/2025-26/006**

| <b>S/No</b> | <b>Technical Specification</b>                                | <b>Response</b> |
|-------------|---------------------------------------------------------------|-----------------|
| <b>1</b>    | Approximate size (open)                                       |                 |
| <b>2</b>    | Parcels can be more than one, but abutting one another        |                 |
| <b>3</b>    | Should be in suitable location within Memba Sub location area |                 |
| <b>4</b>    | Should be free from any encumbrances or court case            |                 |
| <b>5</b>    | Should be fully accessible                                    |                 |

**Table 2.2 F: Technical Specifications**

**2.2 G: PURCHASE OF LAND FOR EXTENSION OF SANGLA DISPENSARY IN WEST ASEMBO WARD**

**EOI CGS/SCM/LANDS /EOI/2025-26/007**

| <b>S/No</b> | <b>Technical Specification</b>                           | <b>Response</b> |
|-------------|----------------------------------------------------------|-----------------|
| <b>1</b>    | Approximate size (open)                                  |                 |
| <b>2</b>    | Parcels can be more than one, but abutting one another   |                 |
| <b>3</b>    | Should be in suitable location next to existing facility |                 |
| <b>4</b>    | Should be free from any encumbrances or court case       |                 |
| <b>5</b>    | Should be fully accessible                               |                 |

**Table 2.2 G: Technical Specifications**

**2.2 H: PURCHASE OF LAND FOR EXPANSION OF WINYAMANGA BEACH IN SOUTH UYOMA WARD**

**EOI CGS/SCM/LANDS /EOI/2025-26/008**

| <b>S/No</b> | <b>Technical Specification</b>                           | <b>Response</b> |
|-------------|----------------------------------------------------------|-----------------|
| <b>1</b>    | Approximate size (open)                                  |                 |
| <b>2</b>    | Parcels can be more than one, but abutting one another   |                 |
| <b>3</b>    | Should be in suitable location next to existing facility |                 |
| <b>4</b>    | Should be free from any encumbrances or court case       |                 |
| <b>5</b>    | Should be fully accessible                               |                 |

**Table 2.2 H: Technical Specification**

**NOTE:**

Technically responsive applicants will be issued with bid documents and/or invited for negotiations.

**2.2 : FINANCIAL EVALUATION**

Financial evaluation shall not be conducted at this stage but upon completion of the technical evaluation under 2.2 above, applicants found responsive shall be issued with bid documents where they will be expected to provide prices of the land parcels.

**2.2.1 : Land Valuation**

Technically responsive parcels shall be valued by an expert from the County Government of Siaya. This shall form the basis of any negotiations.

**2.3 : POST QUALIFICATION**

Pursuant to section 2.3 above, the CGS may, prior to the award of the tender, confirm the parcel technical conformance, of the tenderer who submitted the bid recommended by the evaluation committee, in order to determine whether the tenderer is qualified to be awarded.

**END**